



Certificate of Need Program

**NEW OR ADDITIONAL LONG TERM CARE BED APPLICATION\***

Applicant's Completeness Checklist and Table of Contents

Project Name Mount Carmel

No. 4456 NS

Project Description Missouri Health Facilities Review Committee

Done Page N/A Description of CON Rulebook Contents

**Divider I. Application Summary:**

- ☒ 1,2 ☐ 1. Applicant Identification and Certification (Form MO 580-1861).  
☒ 1,3-4 ☐ 2. Representative Registration (Form MO 580-1869).  
☒ 1,5-6 ☐ 3. Proposed Project Budget (Form MO 580-1863) and detail sheet.

**Divider II. Proposal Description:**

- ☒ 7-8 ☐ 1. Provide a complete detailed project description.  
☒ 8,12 ☐ 2. Provide a legible city or county map showing the exact location of the proposed facility.  
☒ 8,13 ☐ 3. Provide a site plan for the proposed project.  
☒ 8,14-16 ☐ 4. Provide preliminary schematic drawings for the proposed project.  
☒ 9,17 ☐ 5. Provide evidence that architectural plans have been submitted to the DHSS.  
☒ 9 ☐ 6. Provide the proposed gross square footage.  
☒ 9,18-22 ☐ 7. Document ownership of the project site, or provide an option to purchase.  
☒ 9 ☐ 8. Define the community to be served.  
☒ 9,23-28 ☐ 9. Provide 2015 population projections for the 15-mile radius service area.  
☒ 9-10 ☐ 10. Identify specific community problems or unmet needs the proposal would address.  
☒ 10 ☐ 11. Provide historical utilization for each of the past three years and utilization projections through the first three years of operation of the new LTC beds.  
☒ 10 ☐ 12. Provide the methods and assumptions used to project utilization.  
☒ 10-11,29 ☐ 13. Document that consumer needs and preferences have been included in planning this project and describe how consumers had an opportunity to provide input.  
☒ 11-30-44 ☐ 14. Provide copies of any petitions, letters of support or opposition received.

**Divider III. Service Specific Criteria and Standards:**

- ☒ 45-46,48-49 ☐ 1. For ICF/SNF beds, address the population-based bed need methodology of fifty-three (53) beds per one thousand (1,000) population age sixty-five (65) and older.  
☐      ☒ 2. For RCF/ALF beds, address the population-based bed need methodology of sixteen (16) beds per one thousand (1,000) population age sixty-five (65) and older.  
☐      ☒ 3. Document any alternate need methodology used to determine the need for additional beds such as LTCH, Alzheimer's, mental health or other specialty beds.  
☐      ☒ 4. For any proposed facility which is designed and operated exclusively for persons with acquired human immunodeficiency syndrome (AIDS) provide information to justify the need for the type of beds being proposed.

**Divider IV. Financial Feasibility Review Criteria & Standards:**

- ☒ 50 ☐ 1. Document that the proposed costs per square foot are reasonable when compared to the latest "RS Means Construction Cost data".  
☒ 50,52 ☐ 2. Document that sufficient financing is available by providing a letter from a financial institution or an auditors statement indicating that sufficient funds are available.  
☒ 50, 53 ☐ 3. Provide Service-Specific Revenues and Expenses (Form MO 580-1865) for the latest three (3) years, and projected through three (3) years beyond project completion.  
☒ 50 ☐ 4. Document how patient charges were derived.  
☒ 50,51 ☐ 5. Document responsiveness to the needs of the medically indigent.

*\* Use for RCF/ALF, ICF/SNF and LTCH beds*

**CERTIFICATE OF NEED APPLICATION**

**Mount Carmel**

**40 SNF Bed Expansion**

**Project #4456 NS**

**Submitted to**

**Missouri Health Facilities Review Committee**

## **DIVIDER I: Application Summary**

**1. Applicant Identification and Certification (Form MO 580-1861)**

Attached.

**2. Representative Registration (Form MO 580-1869)**

Attached.

**3. Proposed Project Budget (Form MO 580-1863) and detail sheet.**

Attached.



# Certificate of Need Program

## APPLICANT IDENTIFICATION AND CERTIFICATION


(must match the <b>Letter of Intent</b> for this project, without exception)		
<b>1. Project Location</b> (attach additional pages as necessary to identify multiple project sites.)		
Title of Proposed Project Mount Carmel 40 Bed Expansion		Project Number 4456 NS
Project Address (Street/City/State/Zip Code) 723 First Capitol Drive Saint Charles, MO 63301		County Saint Charles
<b>2. Applicant Identification</b> (information must agree with previously submitted Letter of Intent)		
<b>List All Owner(s):</b> (list corporate entity) Address (Street/City/State/Zip Code) Telephone Number		
Mount Carmel Senior Living-St. Charles, LLC	723 First Capitol Drive, Saint Charles, MO 63301	636-946-4140
<b>List All Operator(s):</b> (list entity to be licensed or certified) Address (Street/City/State/Zip Code) Telephone Number		
Mount Carmel Communities, LLC	723 First Capitol Drive, Saint Charles, MO 63301	636-946-4140
<b>3. Ownership</b> (Check applicable category)		
<input type="checkbox"/> Nonprofit Corporation <input type="checkbox"/> Individual <input type="checkbox"/> City <input type="checkbox"/> District <input type="checkbox"/> Partnership <input type="checkbox"/> Corporation <input type="checkbox"/> County <input checked="" type="checkbox"/> Other: <u>LLC</u>		
<b>4. Certification:</b>		
In submitting this project application, the applicant understands that:  (A) The review will be made as to the community need for the proposed beds or equipment in this application; (B) In determining community need, the Missouri Health Facilities Review Committee (Committee) will consider all similar beds or equipment within; (C) The issuance of a Certificate of Need (CON) by the Committee depends on conformance with its Rules and CON statute; (D) A CON shall be subject to forfeiture for failure to incur an expenditure on any approved project six (6) months after the date of issuance, unless obligated or extended by the Committee for an additional six (6) months; (E) Notification will be provided to the CON Program staff if and when the project is abandoned; and (F) A CON, if issued, may not be transferred, relocated, or modified except with the consent of the Committee.  We certify the information and data in this application as accurate to the best of our knowledge and belief by our representative's signature below:		
<b>5. Authorized Contact Person</b> (attach a Contact Person Correction Form if different from the Letter of Intent)		
Name of Contact Person Richard D. Watters		Title Attorney
Telephone Number 314-621-2939	Fax Number 314-621-6844	E-mail Address rdwatters@lashlybaer.com
Signature of Contact Person 		Date of Signature 12/21/09



## Certificate of Need Program

## REPRESENTATIVE REGISTRATION

(A registration form must be completed for **each** project represented)

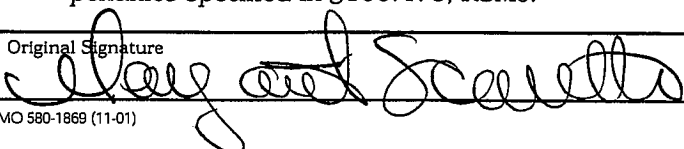
Project Name Mount Carmel 40 Bed Expansion		Number 4456 NS																				
(Please type or print legibly)																						
Name of Representative Richard D. Watters		Title Attorney																				
Firm/Corporation/Association of Representative (may be different from below, e.g., law firm, consultant, other) Lashly & Baer, PC		Telephone Number 314-621-2939																				
Address (Street/City/State/Zip Code) 714 Locust Street St Louis, MO 63101																						
Who's interests are being represented? (If more than one, submit a separate Representative Registration Form for each.)																						
Name of Individual/Agency/Corporation/Organization being Represented Mount Carmel Senior Living-St. Charles, LLC		Telephone Number 636-946-4140																				
Address (Street/City/State/Zip Code) 723 First Capital Drive St. Charles, MO 63301																						
<table border="0"><tr><td>Check one. Do you:</td><td>Relationship to Project:</td></tr><tr><td><input checked="" type="checkbox"/> Support</td><td><input type="checkbox"/> None</td></tr><tr><td><input type="checkbox"/> Oppose</td><td><input type="checkbox"/> Employee</td></tr><tr><td><input type="checkbox"/> Neutral</td><td><input checked="" type="checkbox"/> Legal Counsel</td></tr><tr><td></td><td><input type="checkbox"/> Consultant</td></tr><tr><td></td><td><input type="checkbox"/> Lobbyist</td></tr><tr><td></td><td><input type="checkbox"/> Other (explain):</td></tr><tr><td>Other information:</td><td></td></tr><tr><td>_____</td><td>_____</td></tr><tr><td>_____</td><td>_____</td></tr></table>			Check one. Do you:	Relationship to Project:	<input checked="" type="checkbox"/> Support	<input type="checkbox"/> None	<input type="checkbox"/> Oppose	<input type="checkbox"/> Employee	<input type="checkbox"/> Neutral	<input checked="" type="checkbox"/> Legal Counsel		<input type="checkbox"/> Consultant		<input type="checkbox"/> Lobbyist		<input type="checkbox"/> Other (explain):	Other information:		_____	_____	_____	_____
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	<input type="checkbox"/> Lobbyist																					
	<input type="checkbox"/> Other (explain):																					
Other information:																						
_____	_____																					
_____	_____																					
<p>I attest that to the best of my belief and knowledge the testimony and information presented by me is truthful, represents factual information, and is in compliance with §197.326.1 RSMo which says: Any person who is paid either as part of his normal employment or as a lobbyist to support or oppose any project before the health facilities review committee shall register as a lobbyist pursuant to chapter 105 RSMo, and shall also register with the staff of the health facilities review committee for every project in which such person has an interest and indicate whether such person supports or opposes the named project. The registration shall also include the names and addresses of any person, firm, corporation or association that the person registering represents in relation to the named project. Any person violating the provisions of this subsection shall be subject to the penalties specified in §105.478, RSMo.</p>																						
Original Signature 		Date 12/21/09																				

MO 580-1869 (11-01)



## Certificate of Need Program

**REPRESENTATIVE REGISTRATION**(A registration form must be completed for **each** project represented)

Project Name Mount Carmel 40 Bed Expansion		Number <b>4456 NS</b>																				
(Please type or print legibly)																						
Name of Representative Margaret C. Scavotto		Title Attorney																				
Firm/Corporation/Association of Representative (may be different from below, e.g., law firm, consultant, other) Lashly & Baer, PC		Telephone Number 314-621-2939																				
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Original Signature 		Date 16 Dec 2009																				

MO 580-1869 (11-01)



Certificate of Need Program

## PROPOSED PROJECT BUDGET

### Description

### Dollars

#### **COSTS:\***

1. New Construction Costs ***	\$4,400,000	
2. Renovation Costs ***	300,000	
<b>3. Subtotal Construction Costs (#1 plus #2)</b>	<b>\$4,700,000</b>	
4. Architectural/Engineering Fees	\$425,000	
5. Other Equipment (not in construction contract)	450,000	
6. Major Medical Equipment	0	
7. Land Acquisition Costs ***	100,000	
8. Consultants' Fees/Legal Fees ***	85,000	
9. Interest During Construction (net of interest earned) ***	390,000	
10. Other Costs ****	0	
<b>11. Subtotal Non-Construction Costs (sum of #4 through #10)</b>	<b>\$1,450,000</b>	
<b>12. Total Project Development Costs (#3 plus #11)</b>	<b>\$6,150,000</b>	**
<b>FINANCING:</b>		
13. Unrestricted Funds	\$0	
14. Bonds	0	
15. Loans	6,150,000	
16. Other Methods (specify)	0	
<b>17. Total Project Financing (sum of #13 through #16)</b>	<b>\$6,150,000</b>	**

18. New Construction Total Square Footage	25,056
19. New Construction Costs Per Square Foot *****	176
20. Renovated Space Total Square Footage	3,000
21. Renovated Space Costs Per Square Foot *****	100

\* Attach additional page(s) to provide details of how each line item was determined, including all methods and assumptions used.

\*\* These amounts should be the same.

\*\*\* Capitalizable items to be recognized as capital expenditures after project completion.

\*\*\*\* Include as Other Costs the following: other costs of financing; the value of existing lands, buildings and equipment not previously used for health care services, such as a renovated house converted to residential care, determined by original cost, fair market value, or appraised value; or the fair market value of any leased equipment or building, or the cost of beds to be purchased.

\*\*\*\*\* Divide new construction costs by total new construction square footage.

\*\*\*\*\* Divide renovation costs by total renovation square footage.

### **Proposed Project Budget Detail Sheet**

1. New Construction Costs. \$4,400,000 represents the total new construction costs for the 40 bed expansion project. Also included in this number are costs associated with demolition and site-work for the building.
2. Renovation Costs. \$300,000 represents the costs to renovate the existing facility, by converting the current kitchen space into a service kitchen, and remodeling offices.
4. Architectural / Engineering Fees. \$425,000 comprises architectural fees, and mechanical, electrical, plumbing, and civil engineering fees.
5. Other Equipment. \$450,000 represents furniture, art, textiles, equipment required for the resident rooms, common areas and kitchen areas.
7. Land Acquisition Costs. \$100,000 represents the cost associated with land at the corner of First Capitol and 7<sup>th</sup> Streets, owned by Mount Carmel Communities, LLC, and fees associated with the sale of that land to Mount Carmel Senior Living-St. Charles, LLC.
8. Consultant Fees / Legal Fees. \$85,000 includes fees paid for consulting services regarding financing and market assessment; legal fees for the development process; and application fees.
9. \$390,000 represents interest on borrowed funds during the construction financing prior to project completion. The project will be financed through HUD financing.



## **DIVIDER II: Proposal Description**

### **1. Provide a complete detailed project description.**

Mount Carmel Senior Living – St. Charles (“Mount Carmel”) owns a 110 bed licensed skilled nursing facility in St. Charles, Missouri. Of these 110 beds, 32 are Medicaid certified, and 33 are Medicare certified rehabilitation beds. Mount Carmel seeks to add 40 skilled nursing beds to this facility. These beds would expand Mount Carmel’s Medicare certified rehabilitation service. Some of these additional beds may potentially be used to provide dementia care to Mount Carmel residents, or to expand Mount Carmel’s Medicaid beds, which currently have a 2 year waiting list.

The existing facility comprises three attached four-story structures with linking hallways and common space. The three attached buildings include: the original structure on Eighth Street, built in 1928; an addition on First Capitol Drive, built in 1956; and a two-story dining room and multi-purpose facility added to the First Capitol addition in 1990. The entire facility was remodeled in 2004-2005 and meets all current Life Safety Codes and is fully sprinklered.

The proposed 40 bed expansion will be located on the northeast section of the campus and will involve attaching a three-story addition to the existing structure. The second and third floors will each contain 10 suites, each with two bedrooms and a shared bathroom. Each floor will offer dining and activity space designed under a supportive, home-like, social model of care. The project will also add space for social services, and a new main entrance. This new entrance will be adjacent to ample parking on a level grade and in close proximity to administrative support, facilitating a more efficient means of entry for residents and their families. The addition will also include an additional elevator for moving residents from floor to floor for dining, church and social events.

Mount Carmel’s Medicare certified rehabilitation service provides short term rehabilitation services for individuals recovering from orthopedic surgery, cardiac surgery, and stroke, and provides physical strengthening following illness or hospitalization. Many of Mount Carmel’s rehabilitation patients are elderly individuals who cannot perform the level of therapy provided in a hospital-based rehabilitation program. Mount Carmel has established itself as a rehabilitation leader by partnering with SSM Health Care in developing the Homeward Bound program. SSM St. Joseph’s, only two blocks from Mount Carmel, sends 30 to 40 patients to Mount Carmel for rehabilitation each month. Upon completing rehabilitation services at Mount Carmel, 85% of these Homeward Bound patients are able to return home or to their former level of living.

Mount Carmel also offers outpatient therapy services for seniors who do not need to be admitted as skilled nursing residents, but who need to increase their strength, independence, and quality of life through rehabilitation therapy. Outpatient therapy is also used following discharge from a Medicare stay, in order to continue the patient’s progress.

Mount Carmel's current number of Medicare certified rehabilitation beds is insufficient to meet demand. This Committee's most recently published quarterly occupancy data shows a 93.3% occupancy rate for Mount Carmel. Each month for the past 18 months, Mount Carmel has had to turn away potential rehabilitation residents because it was at capacity. This has caused the local hospital to have a back up of discharges, pending the availability of rehabilitation beds at Mount Carmel. The 40 bed expansion is needed to allow Mount Carmel to meet the need for rehabilitation services in Saint Charles.

In addition to expanding the number of rehabilitation beds, the proposed project will feature a new skilled rehabilitation gym, which will serve both rehabilitation residents, as well as seniors who want to receive rehabilitation therapy or wellness care on an outpatient basis. Mount Carmel's current rehabilitation gym is too small, and also serves as a dining area. The expansion will create more rehabilitation space, allowing Mount Carmel to enhance and expand its rehabilitation therapy services—and provide residents with more privacy while they are receiving therapy. Patients will be able to use "real life" occupational therapy settings such as a mock kitchen or bathroom, and practice everyday activities such as car transfers.

Finally, the expansion will allow Mount Carmel to provide balance care to more individuals. Mount Carmel was the first skilled nursing facility in Missouri to acquire the Neurocom Balance Master, which is balance testing and treatment equipment used to prevent falls. The Balance Master program was first developed by NASA to measure equilibrium of space shuttle crews following space flights, and was instrumental in allowing John Glenn to regain balance control and return to space at the age of 77. Falls are the leading cause of injury related deaths for people over age 75. Nation-wide, 30,000 people age 65 and older fall each week. Of these falls, 20% to 30% result in debilitating injuries which will affect the patient for the rest of his or her life. The Balance Master program at Mount Carmel benefits rehabilitation residents by evaluating and correcting balance related issues and helping prevent future falls. Therapists use the program to find the source of the balance problem and design exercises that help correct the signals to the brain to maintain balance.

2. **Provide a legible city or county map showing the exact location of the proposed facility.**

Please see attached map.

3. **Provide a site plan for the proposed project.**

Please see attached.

4. **Provide preliminary schematic drawings for the proposed project.**

Please see attached.

**5. Provide evidence that architectural plans have been submitted to the DHSS.**

Please see attached letter to Tracy Cleeton, dated December 15, 2009.

**6. Provide the proposed gross square footage.**

The total gross square footage is 28,056. This includes 25,056 square feet of new construction and 3,000 square feet of renovated space.

**7. Document ownership of the project site, or provide an option to purchase.**

Please see attached Special Warranty Deed.

**8. Define the community to be served.**

Mount Carmel primarily serves the elderly of St. Charles City and the eastern half of St. Charles County. Mount Carmel is located in the historic section of St. Charles, which has a significant elderly population, and works closely with SSM St. Joseph's Hospital to care for the St. Charles elderly. A minimal number of residents come from Lincoln, Warren, and Saint Louis Counties. However, the great majority of residents (98.5%) come from areas north of the Missouri River.

In addition, Mount Carmel serves elderly hospital patients who cannot perform the level of therapy provided in a hospital-based rehabilitation program. Mount Carmel has established itself as a rehabilitation leader by partnering with SSM Health Care in developing the Homeward Bound program. SSM St. Joseph's, only two blocks from Mount Carmel, sends 30 to 40 patients to Mount Carmel for rehabilitation each month. Upon completing rehabilitation services at Mount Carmel, 85% of these Homeward Bound patients are able to return home or to their former level of living.

Finally, this project will enhance the rehabilitation services available to current Mount Carmel residents, and individuals receiving outpatient rehabilitation services at Mount Carmel. These individuals will have access to an expanded array of therapy services, due to the addition of more rehabilitation space and equipment.

**9. Provide 2015 population projections for the 15-mile radius service area.**

Please see attached.

**10. Identify specific community problems or unmet needs the proposal would address.**

The 40 bed expansion is critical in order to meet both current and future needs of the elderly in St. Charles. The demand for skilled beds has increased in St. Charles every year since Mount Carmel began offering Medicare services in 2004. Mount Carmel has expanded its Medicare certification to two floors of the building, but still cannot keep up with the demand. This has caused the local hospital to have a back up of discharges

pending the availability of rehabilitation beds at Mount Carmel. Each month for the past 18 months, Mount Carmel has had to turn away potential rehabilitation residents, because its Medicare certified rehabilitation beds are full. The 40 bed expansion will allow Mount Carmel to meet the need for rehabilitation services in Saint Charles.

In addition, the rehabilitation gym at Mount Carmel is over capacity and is sharing a portion of the space with a dining area for rehabilitation residents. This expansion will provide Mount Carmel with the rehabilitation space required to provide therapy to its clients.

Finally, Mount Carmel's outpatient therapeutic services are directed specifically at the elderly population for balance (falls prevention), incontinence and memory care critical to maintain independence in their own home environment. No other health care provider in the area is offering these services. The rehabilitation expansion will allow Mount Carmel to help rehabilitate area residents on an outpatient basis, enabling them to return to living independently.

11. **Provide historical utilization for each of the past three years and utilization projections through the first three years of operation of the new LTC beds.**

#### Historical Utilization

2007	2008	2009
36,194	36,010	36,676

#### Projected Utilization

2012	2013	2014
45,032	49,275	49,275

12. **Provide the methods and assumptions used to project utilization.**

Projected year 2012 patient census utilization is based on a starting census of 100/150 (67%) and adding 4 to 6 residents per month over 8 months to arrive at a stabilized census of 135/150 (90%) and repeating the same 90% census for years 2013 and 2014. The average census for 2012 is 82%.

13. **Document that consumer needs and preferences have been included in this project and describe how consumers had an opportunity to provide input.**

Consumer needs and preferences have been included in the planning of this project through several means:

- On a monthly basis, Mount Carmel surveys all short-term rehabilitation residents, or their responsible party, regarding their stay in the facility. Mount Carmel incorporated

survey responses regarding room layout and furnishings into the design and layout of the expansion.

- On an annual basis, Mount Carmel surveys the entire long term care facility regarding likes and dislikes, food, nursing care, admission/discharge and room and furnishings. Mount Carmel used these responses and suggestion to improve the design of the expansion.
- Mount Carmel took suggestions from its suggestions box into consideration when designing the expansion.
- Mount Carmel interviewed its staff and incorporated their input into the design and work flow of the expansion.
- Management and Administrative staff receive verbal feedback from residents and their families regarding services and the building. Mount Carmel took this information into account when designing the expansion. Listening to the residents and their family regarding their personal "needs and wants" has had a tremendous effect on the success of Mount Carmel.
- Mount Carmel has met with local hospital social services and administration to solicit feedback for this project.
- Mount Carmel traveled to other facilities for educational meetings and conducted extensive research on the "green-house" concept and social model delivery of care<sup>1</sup> regarding state of the art senior care. Mount Carmel participated in and won a social model ("green-house") national design award along with Rosemann Design for a design concept-contest in 2008 sponsored by the American Association of Homes and Services for the Aging.

Finally, a notice of this project proposal was published in the Suburban Journals on November 25, 2009. The Affidavit of Publication is attached.

**14. Provide copies of any petitions, letters of support or opposition received.**

Letters of support are attached. Additional letters will be forwarded to the Committee as they are received.


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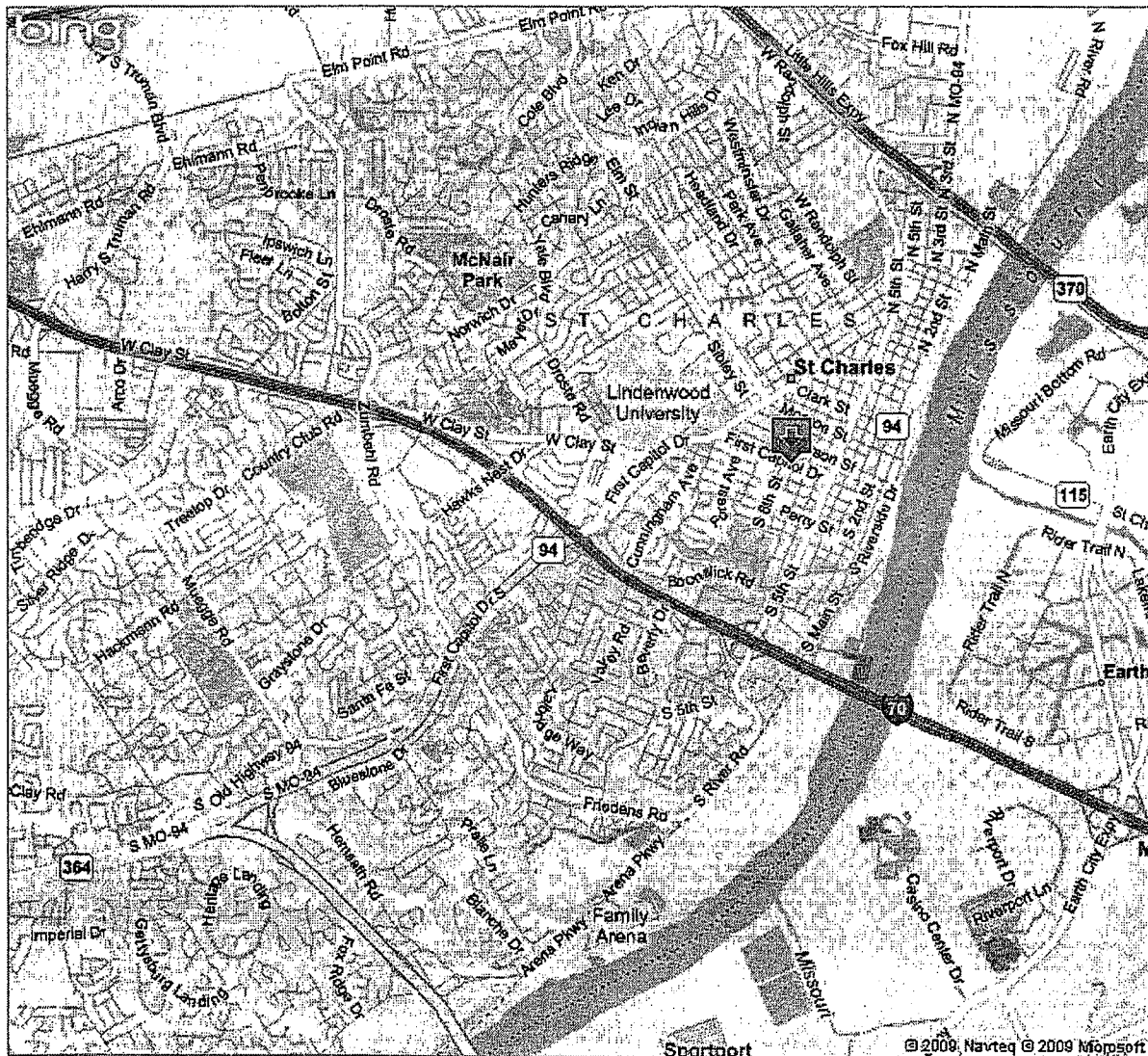
<sup>1</sup> The "green house" model creates a small intentional community for a group of seniors. This model de-institutionalizes care, and re-focuses attention away from the residents' need for medical care, to a more social model that facilitates relationships.

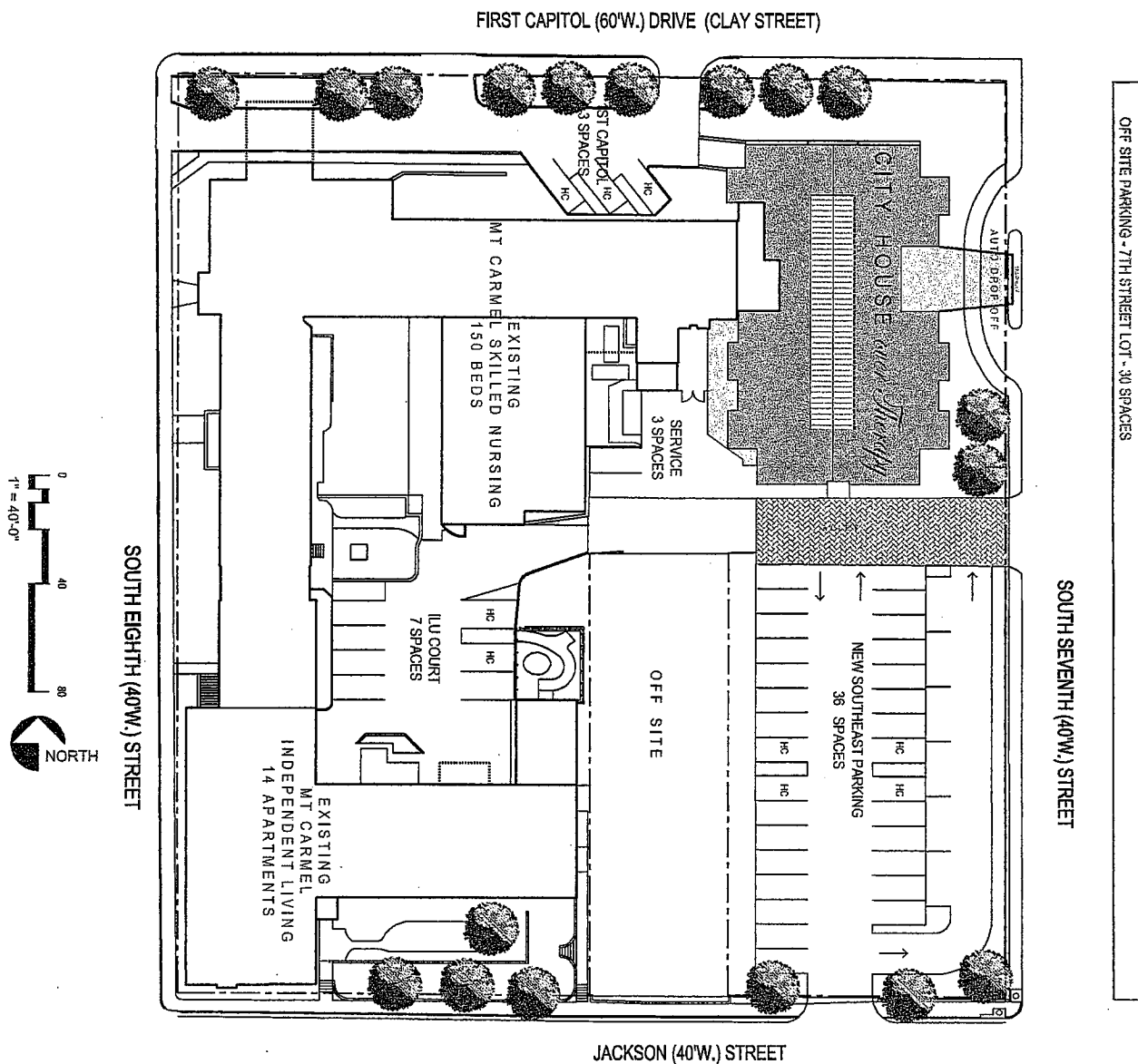
# Bing Maps

723 1st Capitol Dr, St Charles, MO 63301-2729

My Notes

 **FREE!** Use Bing 411 to find movies, businesses & more: 800-BING-411





AREA OF CITY HOUSE OVER THERAPY

GROUND FLOOR THERAPY	9,461 SF NET
GARDEN FLOOR CITY HOUSE	8,765 SF NET
1ST FLOOR CITY HOUSE	8,765 SF NET
2ND FLOOR CITY HOUSE	330 SF NET
2ND FLOOR STAIR + ELEVATOR	330 SF NET
3RD FLOOR STAIR + ELEVATOR	330 SF NET
TOTAL ADDITION	27,691 SF NET
TOTAL 40 ADDITIONAL BEDS	

PARKING PROVIDED	7 SPACES
ILLU COURT YARD	36 SPACES
NEW SE LOT	3 SPACES
SERVICE	3 SPACES
FIRST CAPITOL	3 SPACES
7TH STREET LOT	30 SPACES
TOTAL PARKING	79 SPACES
1 SPACE PER 2 BEDS =	20 NEW SPACES
TOTAL 40 ADOL. BEDS	
MEDICAL 1 PER 200 SF =	13 NEW SPACES
EXISTING PARKING	44 SPACES
NEW SPACES NEEDED	33 SPACES
TOTAL PARKING REQ'D	77 SPACES

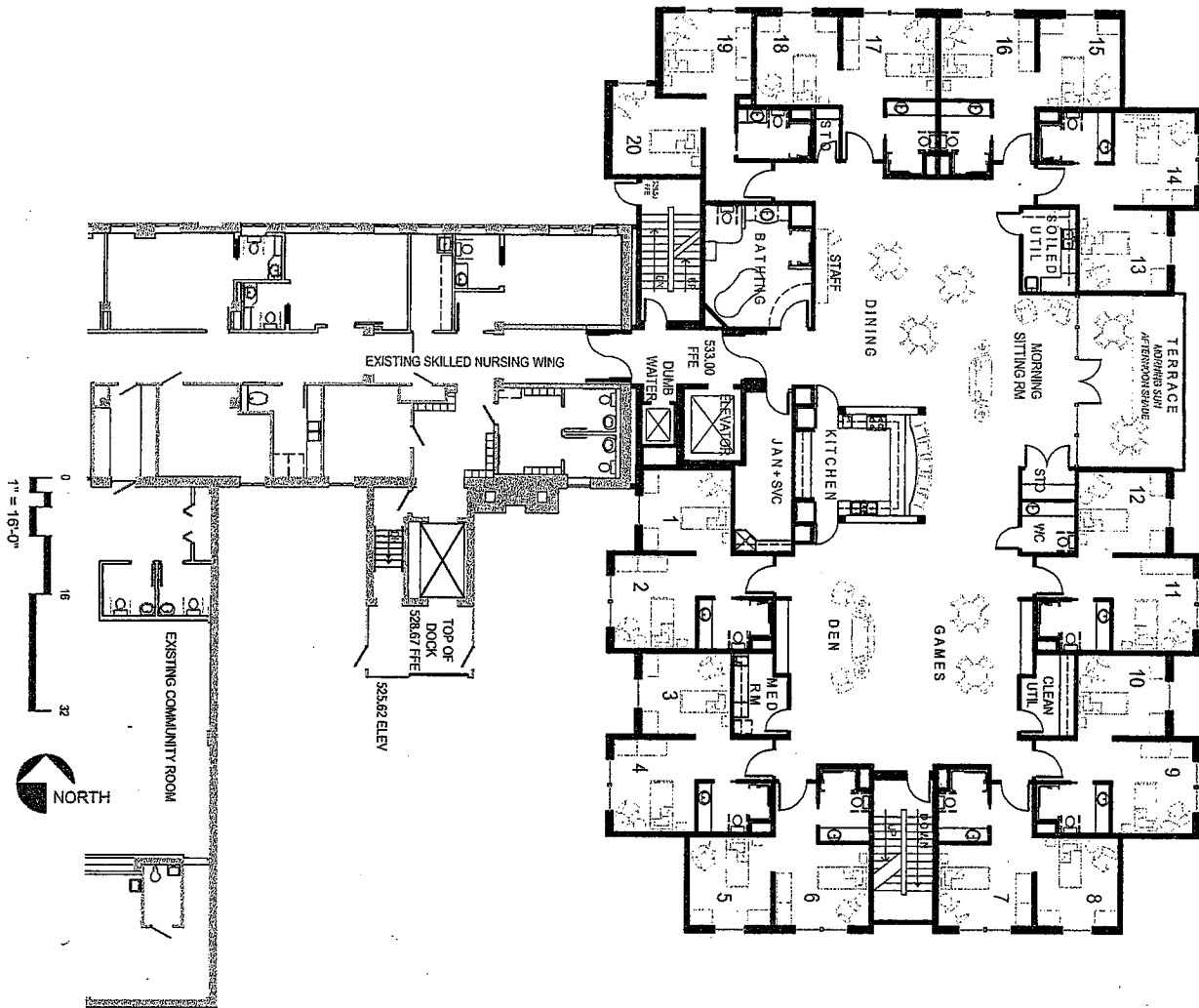


SITE PLAN CITY HOUSE

CITY HOUSE  
over Therapy

Mount Carmel  
Senior Living

APPROX 27,745 SF OVERALL ADDITION  
12.07.09 for Review



20 NEW SNF BEDS

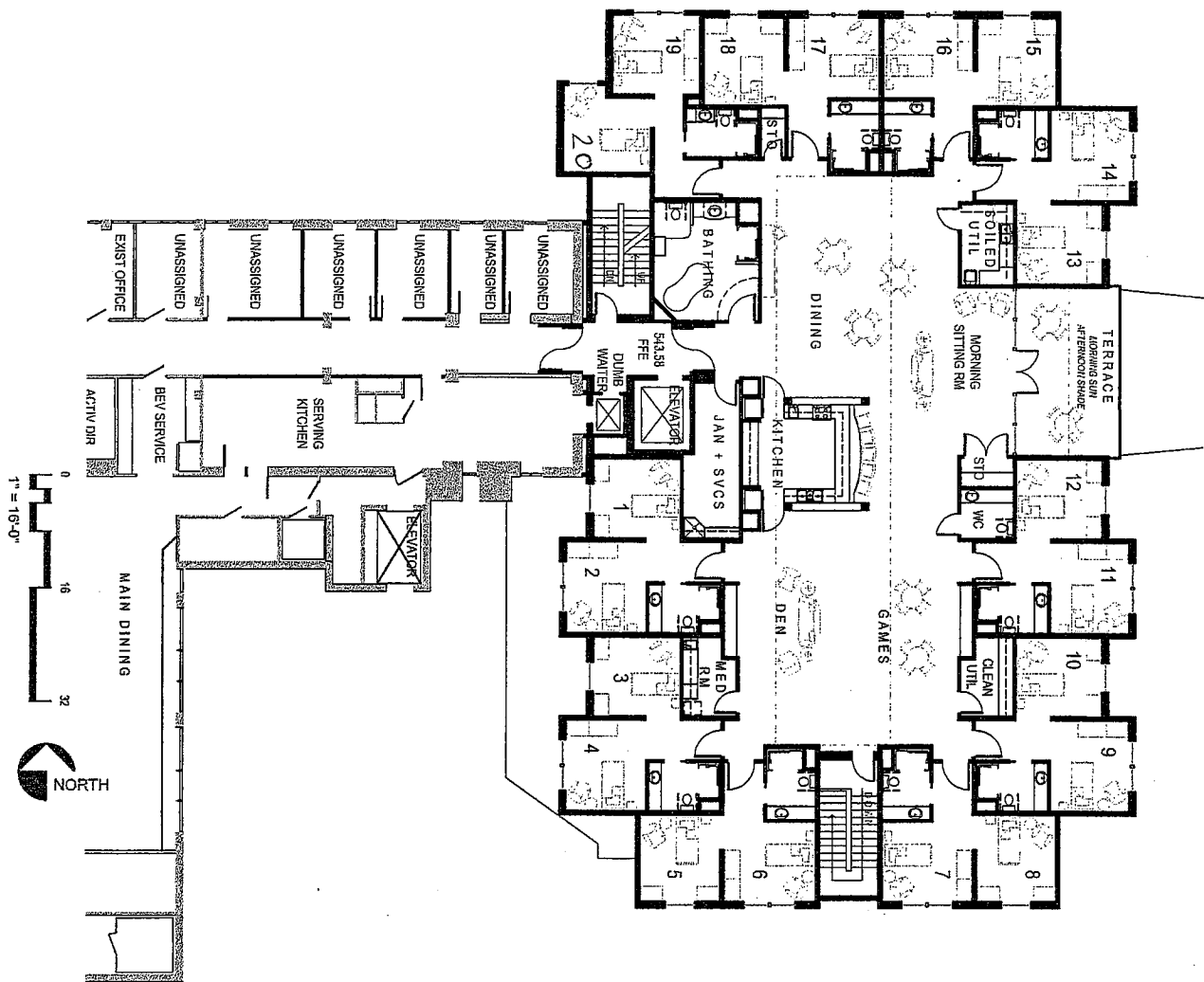
GARDEN FLOOR CITY HOUSE  
20 RESIDENTS  
FFE 533.00 - Connection to Ground Floor Skilled Nursing Corridor

CITY HOUSE  
*over Therapy*



**Mount Carmel**  
*Senior Living*  
APPROX 8,765 SF OVERALL FLOOR  
12.07.09 for Review





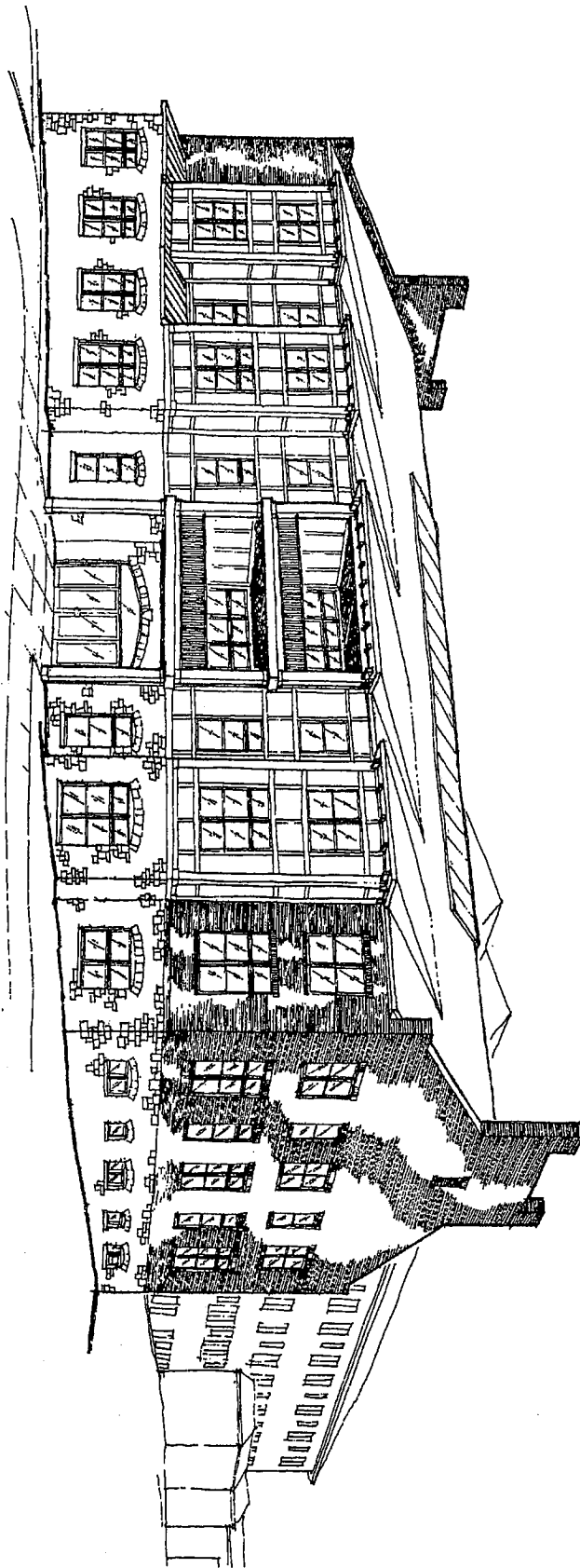
20 NEW SUF BEDS

1st FLOOR CITY HOUSE  
20 RESIDENTS  
FFE 543.58 - Connection to First Floor Public Corridor

CITY HOUSE  
*over Therapy*



Mount Carmel  
Senior Living  
APPROX 8,765 SF OVERALL FLOOR  
12.07.09 for Review



FIRST CAPITOL - SEVENTH STREET SKETCH

CITY HOUSE  
*over Therapy*



Mount Carmel  
Senior Living  
APPROX 27,745 SF OVERALL ADDITION  
12.10.09 for Review



December 15, 2009

Mr. Tracy Cleeton  
Missouri Department of Health & Senior Services  
3418 Knipp, Suite F  
Jefferson City, MO 65109  
*Via email*  
Tracy.cleeton@dhss.mo.gov

architecture

interior design

Reference: **CON Application**  
**Mt Carmel 40-Bed Expansion Project**  
Mt Carmel Senior Living, St. Charles, MO

planning

Dear Tracy –

Enclosed please find Schematic Design drawings for the proposed 40-Bed Expansion Project at Mt. Carmel in St. Charles, MO. We are calling the design a City House, but it is loosely based on the Green House concept. There are 20 beds on each of two floors of the building addition over a Ground Floor level of reception, administration, and therapy.

If you remember, the existing Mt. Carmel Senior Living in St. Charles' historic area was originally built in the mid-1920's. The wing attached to the new building addition was built in the 1950's and the addition will have a direct connection to the building on the Garden and First Floor levels as well as elevator access to all levels. The sketch indicates the historic character of the expansion as well as the differentiation between the commercial lowest level and the residential levels above.

The attached drawings are to fulfill the early review requirements for a CON application. Please acknowledge your receipt of these drawings via email as soon as possible. And then please review and comment at your convenience.

Thank you for your assistance.

Sincerely,

ROSEMANN & ASSOCIATES, PC

Nancy Rodney, AIA, LEED AP

Cc: Chris Brown, Mt. Carmel, via email

Enclosure



20030930001435260 W D  
Bk:DE3665 Pg:1175  
09/30/2003 02:25:20PM 1/5

**CERTIFIED-FILED FOR RECORD**  
**Barbara J. Hall**  
Recorder of Deeds  
St. Charles County, MO  
BY: Susan Neff

Space Above for Recorder's Use Only

### DOCUMENT COVER SHEET

**TITLE OF DOCUMENT:** SPECIAL WARRANTY DEED

**DATE OF DOCUMENT:** September 30, 2003

**GRANTOR(S):** Carmelite Sisters of the Divine Heart of Jesus, of Missouri

**Mailing Address:** 10341 Manchester Road  
St. Louis, MO 63122

**GRANTEE(S):** Mount Carmel Senior Living – St. Charles, LLC

**Mailing Address:** 12647 Olive Boulevard, Suite 580  
St. Louis, MO 63141

**LEGAL DESCRIPTION:** See Attached Exhibit A

**REFERENCE BOOK & PAGE:** None

**SPECIAL WARRANTY DEED**

**THIS DEED**, made and entered into this 30<sup>th</sup> day of September, 2003, by and between Carmelite Sisters of the Divine Heart of Jesus, of Missouri, a Missouri not-for-profit corporation, party of the first part, and Mount Carmel Senior Living – St. Charles, LLC, a Missouri limited liability company, with a mailing address of 12647 Olive Boulevard, Suite 580, St. Louis, Missouri 63141, party of the second part.

**WITNESSETH**, that the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00), and other good and valuable consideration, paid by the said party of the second part, the receipt of which is hereby acknowledged, does by these presents **BARGAIN AND SELL, CONVEY AND CONFIRM** unto the said party of the second part, the Real Estate situated in the County of St. Charles and State of Missouri, as described in **EXHIBIT A**, attached hereto and incorporated by this reference, subject to the Permitted Exceptions set forth on **EXHIBIT B** attached hereto.

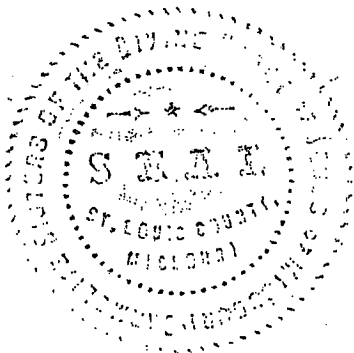
**TO HAVE AND TO HOLD** the same, together with all rights and appurtenances to the same belonging, unto the said party of the second part, and to its successors and assigns forever. The said party of the first part hereby covenanting that it, its successors and assigns, shall and will **WARRANT AND DEFEND** the title to the premises unto the said party of the second part, and to its successors and assigns forever, against the lawful claims of all persons claiming by, through or under party of the first part but none other, excepting, however taxes not yet due and payable for the calendar year 2003 and thereafter and the special taxes becoming a lien after the date of this deed.

**IN WITNESS WHEREOF**, the said party of the first part has executed these presents the day and year first above written.

**Party of the First Part:**

Carmelite Sisters of the Divine Heart of Jesus,  
of Missouri

By: Sister Mary Joseph Heisler  
Printed Name: Sister Mary Joseph Heisler  
Title: President



STATE OF MISSOURI )  
County OF St. Louis ) SS.

On this 30<sup>th</sup> day of September in the year 2003 before me, TONIA L. Shelton, a Notary Public in and for said state, personally appeared Sister Mary Joseph Heisler, the President of Carmelite Sisters of the Divine Heart of Jesus, of Missouri, a Missouri not-for-profit corporation, known to me to be the person who executed the within deed in behalf of said corporation and acknowledged to me that she executed the same for the purposes therein stated.

Tonia L. Shelton  
Notary Public

My Commission Expires:

Dec. 12, 2004

TONIA L. SHELTON  
Notary Public Notary Seal  
STATE OF MISSOURI  
St. Louis County  
My Commission Expires: Dec. 12, 2004

EXHIBIT A  
Legal Description

Parcel 1:

Lots, 1, 2, 3, 4, 5, 8, 9, 11 and 12 in Block 1 of DICK'S ADDITION AND IN CITY BLOCK 226 of the City of St. Charles as per plat thereof recorded in Plat Book 2 page 28 of the St. Charles County Records.

Parcel 2:

A strip of ground between Lots One (1) and Two (2) and between Lots Three (3) and Four (4) twenty feet (20') wide, and including a strip of ground lying along the entire South side of Lot Five (5) ten feet (10') wide, said lots herein described fronting 150 feet on Clay Street and 100 feet on Jackson Street; bounded North by Clay Street; East by Lot No. Eight (8), owned or formerly owned by Kansteiner, and Lot No. Six (6), now or formerly owned by Zumbahl; South (Lot No. Five (5)) by lot conveyed by Theodore Bruere heirs to Zumbahl; and South (balance of lots) by Jackson Street; and West by Eighth Street.

Parcel 3:

Lot No. Six (6) of Block Two Hundred and Twenty-six (226) of the City of St. Charles, Missouri, fronting fifty (50) feet on the North side of Jackson Street and running back one hundred and seventy-one feet and one and one-fourth inches, more or less, to the center line of Block Two Hundred and Twenty-six (226). Said lot being more particularly described as follows:

Commencing on the Southwest corner of lot of Zumbahl; thence West with the North line of Jackson Street fifty (50) feet; thence North and parallel with the West line of the Zumbahl lot one hundred and seventy-one feet and one and one-fourth inches, more or less, to center line of Block Two Hundred and Twenty-six (226); thence East with said center line of Block Two Hundred and Twenty-six (226) fifty (50) feet to lot of Zumbahl; thence South with line of Zumbahl's lot to place of beginning. Said lot is bounded on the South by Jackson Street, on the West by lot belonging to the Heirs of Therodore Bruere, deceased, on the North by lot belonging to the Heirs of Theodore Bruere, deceased, and on the East by lot of Zumbahl.

**EXHIBIT B**

**PERMITTED EXCEPTIONS**

1. Easement granted to Steven Carbrey and wife by instrument recorded in Book 1397 Page 481.
2. Sidewalk Easement granted to City of St. Charles by instrument recorded in Book 1914 Page 2003.



### Mt. Carmel (St. Charles) 63301

Zip	County	Tot. Pop	65+	Cities	City Pop.	City in Rad.		Total
63005	St. Louis Co	23,110	1,357					814
63011	St. Louis Co	38,931	6,108					4,887
63017	St. Louis Co	40,635	8,646				100%	8,646
63021	St. Louis Co	58,784	5,133					2,567
63031	St. Louis Co	44,982	7,302				100%	7,302
63033	St. Louis Co	42,386	7,896				100%	7,896
63034	St. Louis Co	18,401	2,320				100%	2,320
63038	St. Louis Co	6,802	518					52
63042	St. Louis Co	17,396	2,447				100%	2,447
63043	St. Louis Co	20,848	2,559				100%	2,559
63044	St. Louis Co	11,555	2,206				100%	2,206
63074	St. Louis Co	13,748	2,506				100%	2,506
63105	St. Louis Co	12,389	2,130				80%	1,704
63112	St. Louis City	18,261	2,290				40%	916
63114	St. Louis Co	33,765	5,465				100%	5,465
63115	St. Louis City	23,174	3,655					0
63117	St. Louis Co	8,370	1,473					737
63119	St. Louis Co	32,411	7,187				10%	719
63120	St. Louis City	10,805	1,128				50%	564
63121	St. Louis Co	25,686	3,571				100%	3,571
63122	St. Louis Co	34,990	7,783				40%	3,105
63124	St. Louis Co	9,140	2,880				100%	2,880
63130	St. Louis Co	32,684	4,014				100%	4,014
63131	St. Louis Co	15,183	3,100				100%	3,100
63132	St. Louis Co	12,101	2,171				100%	2,171
63133	St. Louis Co	6,059	743				100%	743
63134	St. Louis Co	10,824	1,486				100%	1,486
63135	St. Louis Co	20,209	3,183				100%	3,183
63136	St. Louis Co	48,810	5,942				100%	5,942
63137	St. Louis Co	20,032	3,735				20%	747
63138	St. Louis Co	21,498	2,823				10%	282
63140	St. Louis Co	646	64				100%	64
63141	St. Louis Co	18,649	4,013				100%	4,013
63144	St. Louis Co	8,056	1,315				60%	789
63146	St. Louis Co	28,037	5,507				100%	5,507
63147	St. Louis City	15,610	1,850				10%	165
63301	St. Charles	50,909	12,338				100%	12,338
63303	St. Charles	58,223	8,967				100%	8,967

63304	St. Charles	59,542	7,394				100%	7,394
63341	St. Charles	4,867	657				100%	657
63366	St. Charles	96,511	11,929				80%	9,543
63367	St. Charles	11,479	2,346				40%	938
63369	Lincoln	3,046	339	ChnRock/OldMonr (out)	78	261	10%	26
63373	St. Charles	458	104				100%	104
63376	St. Charles	93,751	11,046				100%	11,046
63386	St. Charles	104	19				30%	6
63389	Lincoln	7,052	708	Winfield (out)	196		0%	0
<b>Total</b>		<b>1,190,711</b>	<b>182,154</b>					<b>147,108</b>

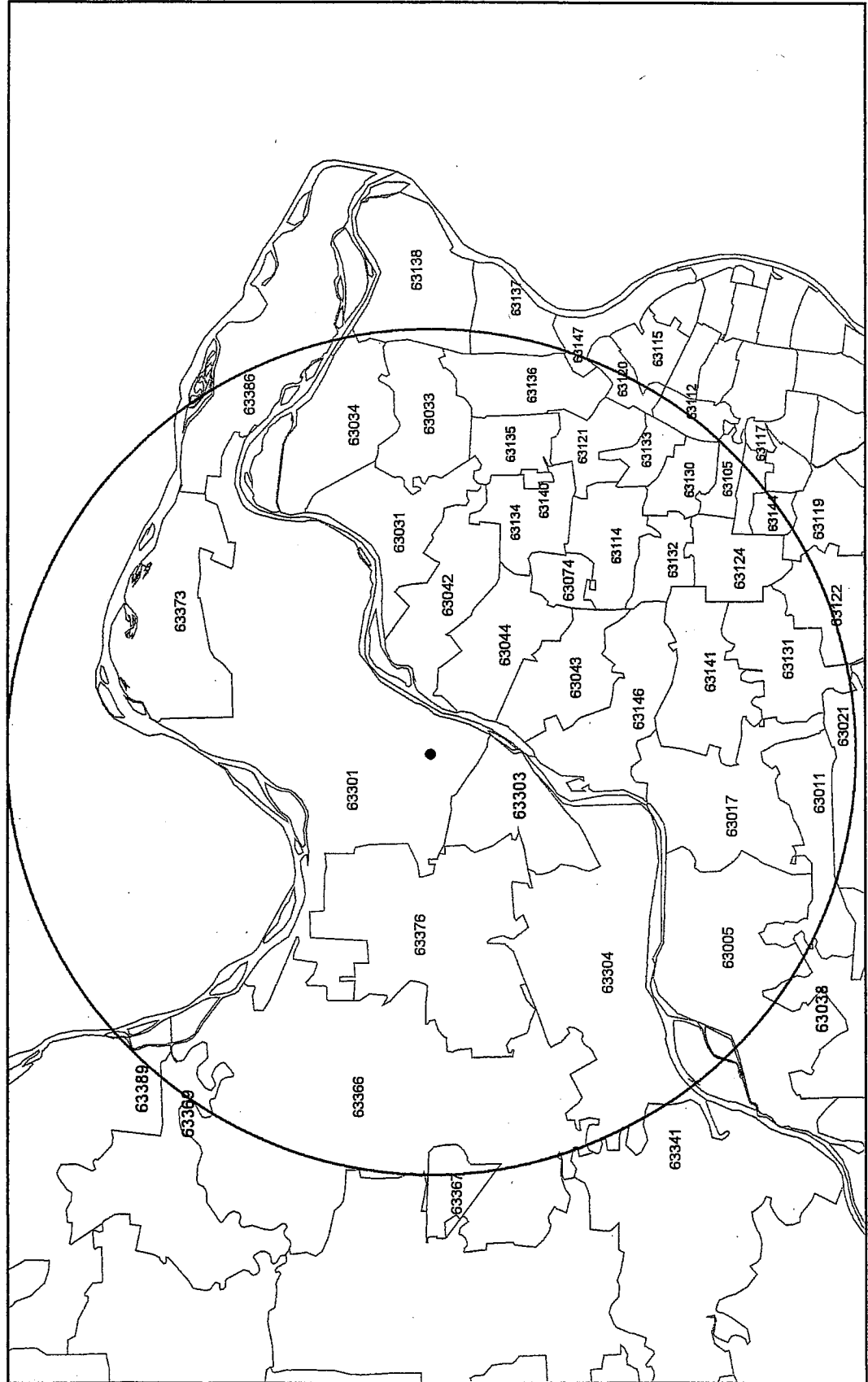
ZIP	County	Tot. Pop	65+
63005	St. LouisCo	23,110	1,357
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63033	St. LouisCo	42,388	7,896
63034	St. LouisCo	18,401	2,320
63038	St. LouisCo	6,802	518
63042	St. LouisCo	17,396	2,447
63043	St. LouisCo	20,648	2,559
63044	St. LouisCo	11,555	2,206
63074	St. LouisCo	13,748	2,506
63105	St. LouisCo	12,389	2,130
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63114	St. LouisCo	33,765	5,465
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63130	St. LouisCo	32,684	4,014
63131	St. LouisCo	15,183	3,100
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63138	St. LouisCo	21,498	2,823
63140	St. LouisCo	646	64
63141	St. LouisCo	18,649	4,013
63144	St. LouisCo	8,056	1,315
63146	St. LouisCo	28,037	5,507
63147	St. Louis City	15,610	1,650
63301	St. Charles	50,909	12,338
63303	St. Charles	58,223	8,987
63304	St. Charles	59,542	7,394
63341	St. Charles	4,867	657
63366	St. Charles	96,511	11,929
63367	St. Charles	11,479	2,346
63369	Lincoln	3,046	339
63373	St. Charles	458	104
63376	St. Charles	93,751	11,046
63386	St. Charles	104	19
63389	Lincoln	7,052	708
<b>Total</b>		<b>1,190,711</b>	<b>182,154</b>

ZIP	County	City	Tot. Pop	65+
63369	Lincoln	Chain of Rocks village	132	14
63369	Lincoln	Old Monroe city	342	64
63389	Lincoln	Winfield city	1410	196
<b>Total</b>			<b>1,884</b>	<b>274</b>

# CON 15 Mile Radius

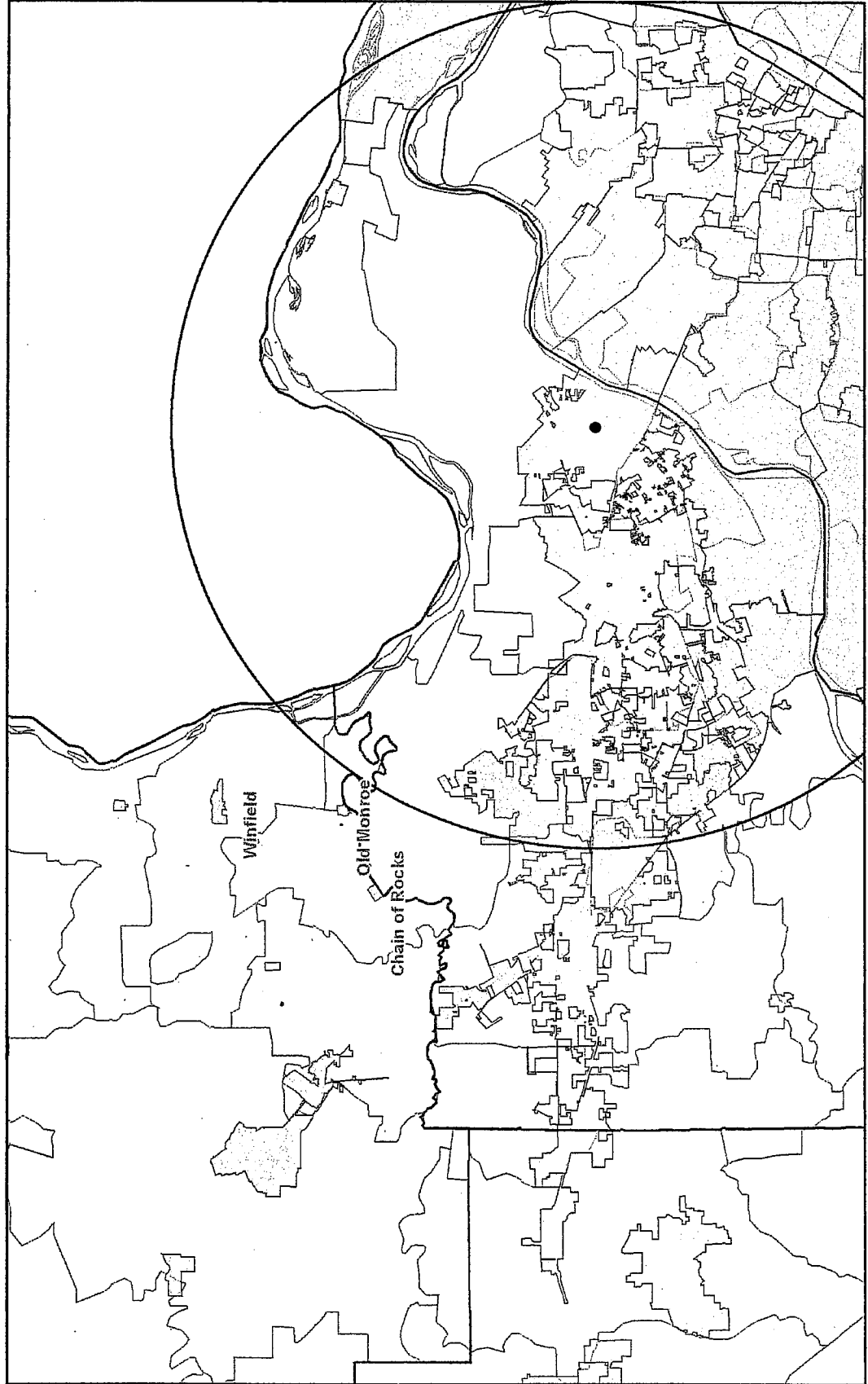
Mt. Carmel

723 1st Capitol Drive  
St Charles, MO 63301



# CON 15 Mile Radius (City Map)

Mt. Carmel  
723 1st Capitol Drive  
St Charles, MO 63301



# ST. LOUIS POST-DISPATCH

## AFFIDAVIT OF PUBLICATION

LASHLEY & BAER, P.C.  
714 LOCUST STREET  
ATTN: DIXIE  
ST. LOUIS, MO 63101

AD # 1196858

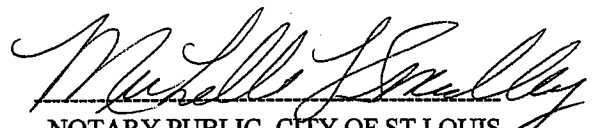
THE ATTACHED ADVERTISEMENT WAS PUBLISHED  
IN THE SUBURBAN JOURNALS  
ON THE FOLLOWING DATES:

WEDNESDAY, NOVEMBER 25, 2009

Mount Carmel Senior Living St. Charles, LLC and Mount Carmel Communities, LLC are seeking Certificate of Need Approval from the Missouri Health Facilities Review Committee for the addition of 40 skilled nursing beds to its facility at 723 First Capitol Drive, Saint Charles, Missouri 63301. Comments or questions about this matter should be addressed to Richard D. Watters, Lashley & Baer, P.C., 714 Locust Street, St. Louis, MO 63101.

  
COMPANY REPRESENTATIVE

SWORN TO AND SUBSCRIBED BEFORE ME  
THIS November 30, 2009.

  
NOTARY PUBLIC, CITY OF ST. LOUIS

AFFIDAVIT CHARGE \$ 5.00 EACH

MICHELLE L. SMALLEY  
Notary Public, Notary Seal  
State of Missouri  
St. Louis City  
Commission # 09402768  
My Commission Expires July 25, 2013

900 N. TUCKER BLVD., ST LOUIS MO 63101-1099

PHONE 314-340-8000

**CAPITOL OFFICE**  
STATE CAPITOL, ROOM 426  
JEFFERSON CITY, MO 65101  
TELEPHONE (573) 751-1282  
TOLL FREE (866) 271-2844  
FAX (573) 526-4766



**MISSOURI SENATE**  
JEFFERSON CITY

**SCOTT T. RUPP**  
2ND DISTRICT

**COMMITTEES:**  
SMALL BUSINESS, INSURANCE AND INDUSTRY  
CHAIRMAN  
APPROPRIATIONS  
EDUCATION  
GENERAL LAWS, VICE-CHAIR

October 15, 2009

Mr. Thomas R. Piper  
Director, Certificate of Need Program  
Jefferson Street Office Building  
205 Jefferson Street, Suite 1315  
Jefferson City, MO 65101

**Re: Mount Carmel, St. Charles, MO**

Dear Mr. Piper:

The purpose of this letter is to express my support for the application of Mount Carmel Senior Living, 723 First Capitol Dr., St. Charles, MO. They would like to add 40 new skilled nursing beds and state of the art rehabilitation gym and treatment facilities to their existing 110 SNF beds.

Mount Carmel has been running 95 to 100% full for the last year and has built an excellent quality of care reputation in the community. They are looking to add onto the current structure with an architectural style similar to that of "Old" St. Charles. Within the new rehabilitation facilities they will be able to expand their outpatient balance programming to help prevent falls, as well as, overall wellness and physical strengthening, memory fitness and incontinence treatment. They will also be expanding their parking to accommodate families and staff.

Mount Carmel Senior Living will help to fill a need in St. Charles County which will greatly benefit my constituents. I fully support their application and ask it be approved by the CON Committee. Thank you for your attention to this matter.

Sincerely,

A handwritten signature in cursive script, appearing to read "Scott T. Rupp".

Scott T. Rupp  
2<sup>nd</sup> District





OFFICE OF THE MAYOR

# City of Saint Charles, Missouri

200 North Second Street • Saint Charles, Missouri 63301-2851 • (636) 949-3269 • Fax (636) 949-3275

December 17, 2009

Mr. Thomas R. Piper  
Director, Certificate of Need Program  
Jefferson Street Office Building  
205 Jefferson Street, Suite 1315  
Jefferson City, MO 65101

Dear Mr. Piper:

I am pleased to write this letter of support for Mount Carmel Senior Living's application for a Certificate of Need. On behalf of the City of St. Charles I encourage your approval of this much needed Certification.

Mount Carmel Senior Living has been an important part of our community for many, many years, providing extraordinary care within a place where senior adults feel productive, loved and happy. They nurture the mind, body and spirit of our seniors and their families by delivering exceptional care and choices of living environments within a faith-based community.

Chris Brown, Executive Director and COO, is seeking to add forty skilled nursing beds and state of the art rehabilitation and treatment facilities to their existing 110 skilled nursing facility beds. With these needed additions and improvements this productive and valuable facility will be able to expand their outpatient balance programming to help prevent falls, as well as overall wellness and physical strengthening, memory fitness and incontinence treatment.

We in the City of St. Charles endorse this new project and again encourage the Certificate of Need Program to approve this application. Thank you for your consideration, and please feel free to contact me if you require further information or support.

Sincerely,

Patricia M. York  
Mayor

November 2, 2009

Mr. Thomas Piper, Director  
Missouri Health Facilities Review Committee  
P. O. Box 570  
Jefferson City, MO 65102

Dear Mr. Piper:

It is a pleasure for me to write this letter in support of the proposed Mt. Carmel expansion. My father, Gus Terry, was a rehab patient at Mt. Carmel and during the last three years of his life, a resident. He passed away September 18, 2009, and there was never a moment of his treatment and stay that our family was anything but grateful that he was there.

My father had genetic osteoporosis and fell several times at home, resulting in a broken spine and pelvis. The first two times he went from the hospital to Mt. Carmel Rehab floor and due to their excellent care he was able to go back home. The last time he fell and broke the other side of his pelvis, he went to Mt. Carmel for rehab for a third time. He was there 3 months. After rehab took him home for a "home evaluation", it was determined that he could not function independently and would need residential care. Mt. Carmel did not have an opening and we had to take our Dad to another facility and put our name on Mt. Carmel's long waiting list. Dad stayed 4 months at this facility and fell and broke a hip. This would not have happened at Mt. Carmel. After this fall, he was confined to a wheelchair. Several months later, Mt. Carmel called to let us know they had a bed for Dad. Due to the waiting list, we considered this a "miracle" and immediately transferred him back. Dad lived there for the last 3 years of his life.

In the past, I have written several letters to Mt. Carmel's administrator, thanking him and the staff for the excellent care that Dad received. It is easy to name the staff and thank them for the specifics as they truly go out of their way to create a caring, supportive environment for the patients and their families. I know that Dad living there extended his life and more importantly made him want to live. Each time Dad went to the hospital, he couldn't wait to get back to Mt. Carmel as he considered it his home. He told me one time, "They spoil me there".

I have recommended Mt. Carmel to many of my friends who have loved ones in need of residential care. Unfortunately, Mt. Carmel has such a long waiting list, it is terribly difficult to get in.

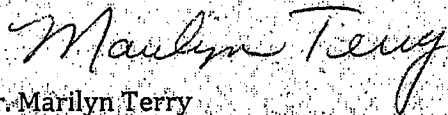
Recently, my sister who also has genetic osteoporosis, had a spontaneous compression fracture of her spine. When she needed residential rehab, there was no other place we would even consider except Mt. Carmel rehab. I called the facility

from the emergency room and within several hours received confirmation that we could transfer her from the hospital to the rehab floor. Due to the excellent care she received, she was able to progress from barely walking to home with a walker in three weeks.

The only negative aspect of Mt. Carmel concerns parking. It is on very busy street in St. Charles, next to a church. My Mom who has to walk with the assistance of a walker, found it very difficult to visit Dad as often as she wanted. It is my understanding that the proposed expansion would help this situation. Since visitors are so important to the mental health of the residents, I know parking expansion would be a blessing to both residents and their family and friends.

In summary, I am praying that this expansion is approved and comes to fruition. There are so many people that could benefit from being in this outstanding facility. If you need rehab or residential care, you could not be in a more competent, caring environment.

Sincerely,

A handwritten signature in cursive script that reads "Marilyn Terry".

Dr. Marilyn Terry  
207 Houston Street  
St. Charles, MO 63301



OFFICE OF ECONOMIC DEVELOPMENT

# City of Saint Charles, Missouri

200 North Second Street • Saint Charles, Missouri 63301-2851 • (636) 949-3231 • Fax (636) 949-3267

N. NADINE BOON, CE&D  
Director

December 15, 2009

Mr. Thomas R. Piper  
Director, Certificate of Need Program  
Jefferson Street Office Building  
205 Jefferson Street, Suite 1315  
Jefferson City, MO 65101

**RE: Mount Carmel Senior Living, St. Charles, MO**

Dear Mr. Piper,

On behalf of the City of St. Charles, I am writing to express my support and encourage your approval of the Certificate of Need for Mount Carmel Senior Living in St. Charles. Mount Carmel has built an excellent quality of care reputation in the community and, it is my understanding, they are looking to add on another forty skilled nursing beds and state of the art rehabilitation gym and treatment facilities to their existing 110 skilled nursing facility beds. Within the new rehabilitation facilities, they will be able to expand their outpatient balance programming to help prevent falls, as well as overall wellness and physical strengthening, memory fitness and incontinence treatment.

In addition, they plan to expand the parking facilities in order to accommodate the families they serve as well as their staff.

The City of St. Charles believes this project will improve the quality of life for our citizens. Increasing the capacity is needed in order to meet the future needs of our community.

Thank you for consideration of my request. Do not hesitate to contact me if I can provide additional information.

Sincerely,

Nadine Boon  
Director, Economic Development

HOME OF MISSOURI'S FIRST STATE CAPITOL

**DISTRICT OFFICE**

P.O. Box 62  
St. Peters, MO 63376  
Telephone (636) 294-2526



**MISSOURI SENATE**  
**Majority Caucus Whip**  
**Tom Dempsey**  
DISTRICT 23

**CAPITOL OFFICE**

State Capitol, Room 433  
Jefferson City, MO 65101-6806  
Telephone (573) 751-1141  
Fax (573) 522-3383  
tom.dempsey@senate.mo.gov

October 21, 2009

~~Mr. Thomas Piper, Director~~  
Missouri Health Facilities Review Committee  
PO Box 570  
Jefferson City, MO 65102

Dear Mr. Piper:

I am writing to express my support and encourage your approval of the Certificate of Need for Mount Carmel Senior Living in St. Charles. Mount Carmel has built an excellent quality of care reputation in the community and, it is my understanding, they are looking to add on another forty skilled nursing beds and state of the art rehabilitation gym and treatment facilities to their existing 110 SNF beds. Within the new rehabilitation facilities, they will be able to expand their outpatient balance programming to help prevent falls, as well as overall wellness and physical strengthening, memory fitness and incontinence treatment.

In addition, they plan to expand the parking facilities in order to accommodate the families they serve as well as their staff.

Thank you for your consideration of my request. Do not hesitate to contact me if I can provide additional information.

Sincerely,

A handwritten signature in cursive script that reads "Tom Dempsey".

Tom Dempsey

TD/rt

**Committees:**

Appropriations • Commerce, Consumer Protection, Energy and the Environment  
Health, Mental Health, Seniors and Families • Jobs, Economic Development and Local Government, Vice-Chair  
Healthy Missourians 2020 • Job Creation 2020 • Joint Committee on MO HealthNet  
Joint Committee on Legislative Research, Chair

November 3, 2009

Mr. Thomas R. Piper  
Director, Certificate of Need Program  
Jefferson Street Office Building  
205 Jefferson Street, Suite 1315  
Jefferson City, MO 65101

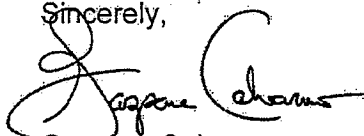
Dear Mr. Piper

I am writing in support of the application that Mount Carmel has filed to request a Certificate of Need for the additional 40 beds at their facility. SSM St. Joseph Health Center works closely with Mount Carmel to meet the needs of our community.

As a resident of the community served by Mount Carmel, I believe that this project is critical to provide the capacity needed in order to meet both current and future needs of the community.

I fully support this project and urge you to consider the approval of this project.

Sincerely,



Gaspare Calvaruso  
President

/jef

**SSM HEALTH CARE – ST. LOUIS INCLUDES**

Cardinal Glennon Children's Medical Center • DePaul Health Center • St. Clare Health Center • St. Joseph Health Center  
St. Joseph Health Center—Wentzville • St. Joseph Hospital West • St. Mary's Health Center

Through our exceptional health care services, we reveal the healing presence of God.

11 November 2009

Mr. Thomas Piper, Director  
Missouri Health Facilities Review Committee  
PO Box 570  
Jefferson City, MO 65102

Dear Sir,

I am writing to support Mt. Carmel's application to expand its services and facility. Both of my parents have been residents there and have used the skilled nursing and rehab services. They have received excellent care. However, there is a need for more space as the patient totals are increasing. Mt. Carmel's reputation for care and services continues to generate a waiting list for admission.

I would also like to see the outpatient rehab and balance program expanded. Besides the high quality of services offered, the facility has a warmer, more caring atmosphere than a clinic and I feel that adds to a patient's success. A larger program would be a service to the community as a whole.

I visit Mt. Carmel several times a week. I get my day's exercise walking from my car to the facility! Mt. Carmel's demand for services has created a parking problem for sure. There is a genuine need for expanded parking.

I ask you to give due consideration to Mt. Carmel's application for expansion. It is a valid request given their growing success in their mission to serve the community.

Sincerely,

A handwritten signature in cursive script that reads "Mary E. Smith". The signature is written in dark ink and is positioned above the printed name.

Mary E. Smith

Heartland Home Health Care & Hospice  
1097 Wentzville Parkway  
Wentzville, MO 63385  
636-327-4018  
636-327-4043 Fax



October 30, 2009

Mr. Thomas Piper, Director  
Missouri Health Facilities Review Committee  
P.O. Box 570  
Jefferson City, MO 65102

Dear Sir:

I am writing this letter on behalf of Mount Carmel Senior Living located in St. Charles, Missouri. Mount Carmel provides exceptional quality care for our community which is evident by their consistently high occupancy of 95% - 100%. The proposed 40 bed expansion would be a tremendous asset to our community due to the expanding demand for services. In addition to the expansion wing; which would provide additional rehab and long term care service to the area, there are also much needed plans for parking lot expansion. The current parking lot's location and size make it difficult to access the building.

Sincerely,

A handwritten signature in cursive script that reads "Bridget Card".

Bridget Card  
Hospice Administrator



MARTHA FITZ  
4927 LACLEDE AVENUE  
ST. LOUIS, MISSOURI 63108

November 13, 2009

Mr. Thomas Piper  
Director  
Missouri Health Facilities Review Committee  
P.O. Box 570  
Jefferson City, Missouri 65102

Dear Mr. Piper:

I am writing in support of Mount Carmel Senior Living in St. Charles and its effort to expand its facilities. Included in this effort would be a 40 bed skilled nursing expansion, outpatient rehabilitation and balance program expansion and increased parking facilities.

I am very familiar with the services Mount Carmel offers for two reasons. Firstly, I grew up six blocks from the facility. Secondly, both my father and grandfather were patients. My grandfather, who lived a very vigorous life until his death at 102, was at Mount Carmel on several occasions as he recovered from a hip replacement, broken leg and other minor ailments. He received top notch care and always exited the rehab program ready to resume his normal, active life.

My father spent his last two weeks at Mount Carmel as a hospice patient. The quality of care he received during those final, difficult weeks could not have been of a higher caliber. From the administration to the nursing staff and everyone in between, my dad received the best possible care in his final days.

Mount Carmel has an excellent reputation in St. Charles and beyond. Because of this, there is always high occupancy and a demand for services. When I was at Mount Carmel everyday for two straight weeks, I don't think I saw an empty bed. This expansion is desperately needed.

Finally, there is a need for more parking around Mount Carmel. Again, speaking from personal experience, if I didn't arrive early in the morning, parking was hard to come by.

Thank you for considering this request. I hope you'll approve Mount Carmel's expansion so it can continue to serve the St. Charles community capably.

Sincerely,

  
Martha Fitz

Donald C. Walkenhorst, D.O.  
759 LaFeil Drive  
Manchester MO 63021  
636-394-5987

October 30, 2009

Thomas Piper, Director  
Missouri Health Facilities Review Committee  
P O Box 570  
Jefferson City, MO 65102

Dear Mr. Piper:

I have been Medical Director of Mount Carmel Senior Living since 1995. I have been privileged to follow their development over the last several years into one of the highest quality skilled and long-term care nursing facilities in Saint Charles County.

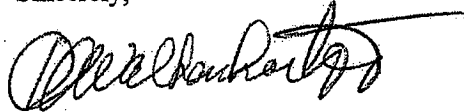
Due to Mount Carmel Senior Living's excellent reputation for high-quality care and services, the occupancy rate remains consistently between 95 and 100% and the demand of services needs to be expanded.

I attend residents at several other Saint Charles County facilities and often see residents that were unable to be admitted to Mount Carmel Senior Living because there was no room at the time.

With the growing geriatric population and the goal of keeping people in their home longer, Mount Carmel Senior Living has developed an outpatient rehabilitation and balance program to serve the Saint Charles County community in achieving this goal.

Mount Carmel Senior Living needs the forty Skilled Nursing bed expansion along with additional parking to better serve the community.

Sincerely,



Donald C. Walkenhorst, D.O.  
Medical Director

DCW:nw

November 18, 2009

Mr. Thomas Piper, Director  
Missouri Health Facilities Review Committee  
P.O. Box 570  
Jefferson City, MO 65102

Dear Mr. Piper,

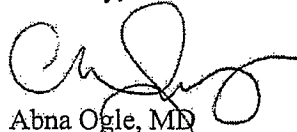
I have been associated with Mount Carmel Senior Living's sub acute rehabilitation facility for almost two years. During this time I have served as Medical Director for Homeward Bound, the agency providing Rehabilitative therapies.

I have been and remain impressed not only by the high quality of nursing and therapy services, but also by their successful efforts to provide an excellent therapeutic milieu for fostering patient independence.

The facility has justifiably carried a high census due to demand for their services. I am therefore pleased to write in support of the application to increase their capacity to 40 beds in addition to a much needed planned expansion of parking on the grounds. This extension will ensure continued provision of quality care and better service to our community.

Please feel free to contact me if you have any further questions.

Sincerely,



Abna Ogle, MD  
Medical Director  
SSM Rehab

# St. Charles

## COMMUNITY COLLEGE



November 19, 2009

Mr. Thomas Piper, Director  
Missouri Health Facilities Review Committee  
PO Box 570  
Jefferson City, MO 65102

Dear Mr. Piper;

I am writing this letter in support of Mount Carmel Senior Living's request for a 40 bed Skilled Nursing expansion. Mount Carmel has been an active partner in the Health Occupations Program at St. Charles Community College under previous and current ownership/management since 1997. The facility has an excellent reputation in the community and provides meaningful clinical experiences for our students. We are limited in the number of students that we can send to Mount Carmel each semester based on the current number of beds and the expansion will provide additional clinical opportunities.

With the aging population, the need for additional services, including outpatient rehabilitation, will continue to increase. It is my understanding that area seniors who wish to avail themselves of the services provided by Mount Carmel frequently encounter a delay due to the size of the facility at present.

Located in a historic area of St. Charles, parking is a challenge for instructors and students as well as staff and visitors. Additional parking would be a benefit to the facility and decrease the need for our instructors and students to park on adjacent streets inconveniencing area residents.

I am in support of Mount Carmel's proposed expansion and hope you will approve their request.

Respectfully,



Mary E. Stassi, RN, C  
Health Occupations Coordinator

# Premiere Home Health

Mr. Thomas Piper, Director  
Missouri Health Facilities Review Committee  
PO Box 570  
Jefferson City, MO 65102

Dear Director Piper:

This letter is to highly support Mount Carmel Senior Living's proposed 40 bed Skilled Nursing Bed expansion. Mount Carmel Senior Living is an exceptional facility, and a significant benefit to the greater St. Charles community. Mount Carmel Senior Living provides the highest quality care to its patients, offers a wide array of services to assist in rehabilitation, and has a reputation in the area for excellence. In addition, Mount Carmel offers an innovative Balance Program and continuity of care through its Outpatient Rehab Program. Because of these factors, the demand for rehabilitation at Mount Carmel far outweighs what it can currently offer. Mount Carmel regularly has a full occupancy, and residents of St. Charles would benefit by an increase in beds at Mount Carmel. Finally, due to the full continuum of care offered by Mount Carmel, additional parking space is needed to allow for patients, family members, and caregivers at the facility.

Our professional relationship allows Premiere Home Health an ongoing opportunity to follow patients who are discharged from Mount Carmel Senior Living. It is apparent that patients there receive quality care, appropriate therapies, and thorough communication about the rehab process. Mount Carmel patients and their doctors are regularly pleased with their progress while in rehab, and frequently return to Mount Carmel once they are able for outpatient therapy.

I highly support Mount Carmel's expansion. Please feel free to call me with any questions about this matter at (636) 916-0022.

Sincerely,



Ann Laiben

CEO



**ST. JOHN'S MERCY**  
**HEALTH CARE**

November 11, 2009

Mr. Thomas Piper, Director  
Missouri Health Facilities Review Committee  
PO Box 570  
Jefferson City, MO 65102

Dear Mr. Piper:

I am writing you in support of the Mount Carmel Senior Living facility's plans to expand by 40 skilled nursing beds. My reasons for support are as follows:

- Mount Carmel has a excellent reputation for the care they provide and for their breadth of services
- Mount Carmel maintains a high occupancy and are seeking to add more beds based on community need and demand for their services
- This expansion would allow them to expand their outpatient rehab and unique balance program to serve a greater number in the community

Of course, as part of this project, Mount Carmel will also need to expand their existing parking to allow improved access to patients and their families as they expand their services.

Thank you for your consideration in aiding this facility to expand and improve.

Sincerely,

Cheryl Matejka  
Chief Financial Officer  
St. Johns Mercy Health Care  
St. Louis, MO

645 MARYVILLE CENTRE DRIVE ■ SUITE 100 ■ ST. LOUIS, MO 63141  
314-364-3000 ph

[www.StJohnsMercy.org](http://www.StJohnsMercy.org)

A member of the Sisters of Mercy Health System

### DIVIDER III: Service Specific Criteria and Standards

1. For ICF/SNF beds, address the population-based bed need methodology of fifty-three (53) beds per one thousand (1,000) population age sixty-five (65) and older.

The population-based bed-need methodology is stated by the formula:

Unmet need =  $(R \times P) - U$ , where:

P = Year 2015 65+ population in 15 mile radius

U = Number of existing and approved SNF/ICF beds in 15 mile radius

R = .053

The 2015 65+ population in the 15 mile radius is 147,108. The number of existing and approved SNF/ICF beds in the 15 mile radius, as shown on the attached facilities list, is 10,058. The 65+ population and facilities list were approved by Donna Schuessler, Health Planning Specialist with the Missouri Health Facilities Review Committee.

Applying the formula results in:

Unmet need =  $(.053 \times 147,108) - 10,058$

**Unmet need = - 2261 beds (surplus)**

However, this formula fails to capture the true need for this project. Mount Carmel's Medicare certified rehabilitation beds are at capacity. Each month for the past 18 months, Mount Carmel has had to turn away potential rehabilitation residents. The SSM Health Care Homeward bound program also has created a bigger need for short-term rehabilitation services in Saint Charles. In fact, SSM St. Joseph sends 30 to 40 such patients to Mount Carmel per month.

The 15 mile radius does not accurately depict Mount Carmel's service area. Almost 50% of the 15 mile radius includes parts of St. Louis County—but only 1.5% of Mount Carmel's admissions came from south of the Missouri River (St. Louis County) in 2009. The Applicant's true service area is mostly St. Charles County, and a small portion of Lincoln County. As the Committee has done in other St. Charles County projects, Mount Carmel proposes using its actual service area for the need analysis, rather than the 15 mile radius.

The 65 and over population for the portion of the service area which is north of the Missouri River is 50,382:

County	Zip Code	Over-65 population within radius
Saint Charles	63301	12338
Saint Charles	63373	104

Saint Charles	63386	6
Saint Charles	63303	8987
Saint Charles	63304	7394
Saint Charles	63376	11046
Saint Charles	63366	9543
Lincoln	63369	26
Saint Charles	63367	938
	Total	50,382

There are 1195 SNF/ICF beds within the portion of the service area that is north of the Missouri river:

County	Zip Code	Facility	Beds
Saint Charles	63301	Blanchette Place Care Center	180 SNF
Saint Charles	63301	Charlevoix Healthcare Center	142 SNF
Saint Charles	63301	Mount Carmel Senior Living	110 SNF
Saint Charles	63301	Parkside Meadows	66 SNF
Saint Charles	63304	LSS at Breeze Park	65 SNF
Saint Charles	63376	Barnes-Jewish St Peter's	0
Saint Charles	63376	St Peter's Manor Care Center	102 SNF
Saint Charles	63376	Villages of St Peters	120 SNF
Saint Charles	63366	Delmar Gardens O'Fallon	240 SNF
Saint Charles	63366	Garden View Care Center	120 SNF
Saint Charles	63366	St. Mary's Institute of O'Fallon	50 approved
TOTAL			1195 Beds

Using this revised service area, there is a need for skilled nursing beds in Mount Carmel's service area:

$$(.053 \times 50,382) - 1195 = 1475 \text{ beds needed}$$

2. For RCF/ALF beds, address the population-based bed need methodology of twenty-five (25) beds per one thousand (1,000) population age sixty-five (65) and older.

Not applicable.

3. Document any alternate need methodology used to determine the need for additional beds such as LTCH, Alzheimer's, mental health or other specialty beds.



Not applicable.

**4. For any proposed facility which is designed and operated exclusively for persons with acquired human immunodeficiency syndrome (AIDS) provide information to justify the need for the type of beds being proposed.**

Not applicable.

<b>FACILITY</b>	<b># SNF BEDS</b>	<b># ICF BEDS</b>
Barnes-Jewish St Peters Hosp (CLOSED)	n/a	n/a
Blanchette Place Care Center	180	
Charlevoix Healthcare Center	142	
Delmar Gardens of O'Fallon	120	
Delmar Gardens of O'Fallon (approved beds)	120	
Garden View Care Center	120	
LSS at Breeze Park	65	
Mount Carmel Senior Living	110	
Parkside Meadows, Inc.	66	
St Mary's Institute of O'Fallon (approved beds)	50	
St Peter's Manor Care Center	102	
Villages of St. Peter's	120	
Abbey Care Center	126	
Ashfield Active Living (approved)	53	
Barnes-Jewish Extended Care	120	
Barnes-Jewish W County Hosp (CLOSED)	n/a	n/a
Bellefontaine Gdns Nsg & Rehab	96	
Bent-Wood Nursing Center	76	
Bentleys Extended Care	72	
Bethesda Meadow	210	
Brook View Nursing Home	223	
Brooking Park	97	
Brooking Park Health Care Ctr, Inc. (approved)	30	
Cathedral Gardens Care Center	120	
Cedars at the JCA	230	
Christian Care Home	150	
Christian Care Home (sold 8-31-08)	18	
Christian Hospital Northeast	24	
Crescent Care, LLC (approved)	264	
Crestwood Health Center, LLC	150	
Creve Coeur Manor	149	
Delmar Gardens North	240	
Delmar Gardens of Chesterfield	237	
Delmar Gardens on the Green	180	
Delmar Gardens West	321	
Delmar Gardens West (sold 7-18-07)	9	
Delmar Gardens of Creve Coeur	152	
DePaul Health Center	54	
Des Peres HCare and Rehab (sold 7-30-07)	111	
Dolan RCC-Conway Manor (closed 7-1-09)		9
Eldercare of the Valley	120	
Elizabeth House	60	

Friendship Village of West County	99	
Garden View Care Center of Chesterfield	130	
Heritage Care Center	120	
Larus Corporation (approved)	120	
Life Care Center of Bridgeton	120	
Life Care Center of Florissant (approved)	90	
LSS at Hidden Lake	67	
Manor Care Health Services	98	
Mari De Villa Ret Center Inc	224	
Mark Twain Manor	120	
Mary Culver Home		28
McKnight Place Extended Care	79	
Mother of Good Counsel Home	114	
NHC Hcare, Maryland Heights	220	
NHCHealthcare, Town and Country	282	
Normandy Nursing Center	116	
North Valley Nursing and Rehab Center	94	
Northgate Park Nursing Home	158	
Oak Knoll Nursing Home	43	23
Parc Provence	130	
Parkwood Skilled Nursing and Rehab Ctr	130	
Pillars of N Co Hlth & Rehab Ctr	120	
Rancho Manor	120	
Rosewood Care Ctr of St Louis	120	
South Co Senior Care Assoc (approved)	216	
St Agnes Home		150
St John's Mercy S.N. Center	120	
St John's Place	94	
St Sophia Health and Rehab Ctr	240	
Sunrise of Chesterfield		95
Sunrise of Des Peres		102
Sunrise on Clayton		90
Sunshine Manor (temp clsd)	130	
Surrey Place SNF/RCF	120	
U-City Forest Manor	120	
Village North Retmt & Health Ctr	60	
West County Care Center	137	
Westchester House	159	
Delhaven Manor	156	
Hillside Manor Hcare and Rehab	208	
<b>TOTAL</b>	<b>9561</b>	<b>497</b>
	<b>10,058</b>	

#### **DIVIDER IV: Financial Feasibility Review Criteria & Standards**

- 1. Document that the proposed costs per square foot are reasonable when compared to the latest "RS Means Construction Cost Data."**

The proposed new construction costs per square foot (\$176) are lower than the RS Means Cost Data for nursing homes in the St. Louis Area (\$179.05).

- 2. Document that sufficient financing is available by providing a letter from a financial institution or an auditors statement indicating that sufficient funds are available.**

Please see attached letter from Mark C. Unangst, Senior Vice President of Gershman Mortgage, indicating an intention to process a HUD loan for this project.

- 3. Provide Service-Specific Revenues and Expenses (Form MO 580-1865) projected through three (3) years beyond project completion.**

Please see attached. Overhead is calculated by creating a lease payment equal to principle, interest and escrows related to a HUD 232 financing on the additional 40 beds, along with the lease payment on the current facility. (\$6.5M @6% over 40 years, or \$430,000 per year plus the current lease of \$750,000 per year to total \$1,180,000).

- 4. Document how patient charges were derived.**


Patient charges were projected by starting with the actual patient charges for 2009 and projecting a conservative 5% increase to 2012. From base year 2012, a 3% average increase was projected to 2013 and another 3% increase projected to 2014. The 3% projected increase is a conservative projection, based on historical increases to the case mix of private pay, Medicare pay and Medicaid pay at Mount Carmel.

- 5. Document responsiveness to the needs of the medically indigent.**

Mount Carmel is committed to meeting the needs of a middle income clientele. This means that private pay residents run out of funds while living at Mount Carmel. In response to an ever growing need of the financially and medically indigent, Mount Carmel has done the following:

- Increased the number of Medicaid Certified beds 3 times over 5 years to meet the needs of those who were in financial need of a Medicaid bed.
- Provided free care for a temporary period of days or weeks in order to meet a gap in a resident's coverage.
- Provided a reduced daily fee for a period of time in order to meet a financial need.
- Provided free meals to residents' spouse or family members who visit but could not pay for meals.

- Provided free flu shots to residents' family members who could not afford to pay.
- Donated medical equipment or assistive devices to those who could not pay.
- Written off or reduced Medicare or Insurance co-pay charges of those who demonstrate an inability to afford their co-pay charges.



## Gershman Mortgage

7 North Bemiston Avenue  
St. Louis, MO 63105-3399

(314) 889-0600  
1 (800) 437-7462  
Fax (314) 862-1636  
www.gershman.com

December 7, 2009

Mr. Chris Brown  
723 First Capital Dr.  
St. Charles, MO 63301

Re; Mount Carmel 40 bed expansion project

Dear Chris:

We have evaluated the preliminary information you have provided to us regarding your proposed addition to Mount Carmel Senior Living. It is our intention to process an FHA-insured loan (HUD) utilizing LEAN Processing under Section 232.

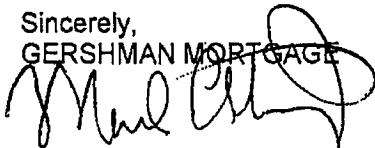
Our preliminary underwriting analysis has determined that our first mortgage would be in the approximate amount of \$7,400,000 at a rate of 6.00%. The monthly Principal and Interest on this loan will be \$40,715.81.

Our commitment to interest rate is subject to market conditions at the time the HUD Firm Commitment is available. This rate and term is readily available under current market conditions. A three-year prepayment lock-out and a schedule of prepayment penalties years 4 to 10 will be determined when the HUD Firm Commitment is available.

It is fully understood that the terms of the commitment stated above are subject to your receipt of a Certificate of Need (CON) from the State of Missouri. We are unable to submit our package to HUD for Firm Commitment processing until you receive the CON.

As you know from prior experience with our Company, we are very familiar with this form of financing (FHA-insured loan). Besides the transaction we recently closed with you, we have closed a number of other loans for developers of similar facilities around the Country.

If you have any questions in regard to the information provided above, please call me at (314) 889-0656.

Sincerely,  
GERSHMAN MORTGAGE  


Mark C. Unangst  
Senior Vice President



## Certificate of Need Program

**SERVICE-SPECIFIC REVENUES AND EXPENSES****Historical Financial Data for Latest Three Years plus  
Projections Through Three Years Beyond Project Completion**

(Use an individual form for each affected service with a sufficient number of copies of this form to cover entire period, and fill in the years in the appropriate blanks.)

	Year		
	2007	2008	2009
<b>Amount of Utilization:*</b>	36,194	36,010	36,676
<b>Revenue:</b>			
Average Charge**	\$200	\$222	\$228
Gross Revenue	\$7,248,210	\$7,994,220	\$8,376,798
Revenue Deductions	0	0	0
Operating Revenue	7,248,210	7,993,998	8,376,798
Other Revenue	240,167	251,427	321,096
<b>TOTAL REVENUE</b>	<b>\$7,488,377</b>	<b>\$8,245,425</b>	<b>\$8,697,894</b>
<b>Expenses:</b>			
Direct Expense			
Salaries	3,809,745	4,277,661	4,441,335
Fees	55,479	46,571	43,938
Supplies	1,375,051	1,588,659	1,378,488
Other	850,162	1,237,580	1,423,869
<b>TOTAL DIRECT</b>	<b>\$6,090,437</b>	<b>\$7,150,471</b>	<b>\$7,287,630</b>
Indirect Expense			
Depreciation	16,497	23,587	29,678
Interest***	69,092	54,862	34,486
Overhead****	706,617	785,532	669,339
<b>TOTAL INDIRECT</b>	<b>\$792,206</b>	<b>\$863,981</b>	<b>\$733,503</b>
<b>TOTAL EXPENSE</b>	<b>\$6,882,643</b>	<b>\$8,014,452</b>	<b>\$8,021,133</b>
<b>NET INCOME (LOSS):</b>	<b>\$605,734</b>	<b>\$230,973</b>	<b>\$676,761</b>

\* Utilization will be measured in "patient days" for licensed beds, "procedures" for equipment, or other appropriate units of measure specific to the service affected.

\*\* Indicate how the average charge/procedure was calculated.

\*\*\* Only on long term debt, not construction.

\*\*\*\* Indicate how overhead was calculated.



Certificate of Need Program

# SERVICE-SPECIFIC REVENUES AND EXPENSES

## Historical Financial Data for Latest Three Years plus Projections Through Three Years Beyond Project Completion

(Use an individual form for each affected service with a sufficient number of copies of this form to cover entire period, and fill in the years in the appropriate blanks.)

	Year		
	2012	2013	2014
<b>Amount of Utilization:*</b>	45,032	49,275	49,275
<b>Revenue:</b>			
Average Charge**	\$240	\$248	\$256
Gross Revenue	\$10,807,680	\$12,220,200	\$12,614,400
Revenue Deductions	0	0	0
Operating Revenue	10,807,680	12,220,200	12,614,400
Other Revenue	335,742	358,650	369,410
<b>TOTAL REVENUE</b>	<b>\$11,143,422</b>	<b>\$12,578,850</b>	<b>\$12,983,810</b>
<b>Expenses:</b>			
Direct Expense			
Salaries	5,332,939	5,930,101	6,137,656
Fees	62,014	68,215	70,603
Supplies	2,284,394	2,512,833	2,588,218
Other	1,605,745	1,766,320	1,819,310
<b>TOTAL DIRECT</b>	<b>\$9,285,092</b>	<b>\$10,277,469</b>	<b>\$10,615,787</b>
Indirect Expense			
Depreciation	36,955	40,651	41,871
Interest***	46,620	48,485	49,940
Overhead****	1,320,000	1,420,000	1,420,000
<b>TOTAL INDIRECT</b>	<b>\$1,403,575</b>	<b>\$1,509,136</b>	<b>\$1,511,811</b>
<b>TOTAL EXPENSE</b>	<b>\$10,688,667</b>	<b>\$11,786,605</b>	<b>\$12,127,598</b>
<b>NET INCOME (LOSS):</b>	<b>\$454,755</b>	<b>\$792,245</b>	<b>\$856,212</b>

\* Utilization will be measured in "patient days" for licensed beds, "procedures" for equipment, or other appropriate units of measure specific to the service affected.

\*\* Indicate how the average charge/procedure was calculated.

\*\*\* Only on long term debt, not construction.

\*\*\*\* Indicate how overhead was calculated.





**LASHLY & BAER, P.C.**  
ATTORNEYS AT LAW

**MISSOURI**

714 Locust Street  
St. Louis, MO 63101-1699  
TEL: 314 621.2939  
FAX: 314 621.6844  
[www.lashlybaer.com](http://www.lashlybaer.com)

**ILLINOIS**

20 East Main Street  
Belleville, IL 62220-1602  
TEL: 618 233.5587  
By Appointment Only

January 13, 2010

MARGARET C. SCAVOTTO  
(314) 436-8302  
[mscavotto@lashlybaer.com](mailto:mscavotto@lashlybaer.com)  
Licensed in Missouri and Illinois

Donna Schuessler  
Health Planning Specialist  
Missouri Health Facilities Review Committee  
VIA EMAIL

**Re: #4456 NS: Mount Carmel Senior Living  
\$6,150,000, Add 40 SNF Beds  
Response to Request for Additional Information**

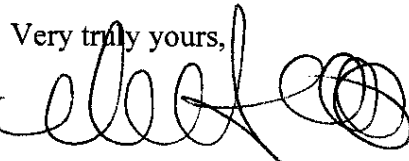
Dear Donna:

In your letter dated January 7, 2010, you requested some additional information about the above-referenced project:

- Provide projected utilization for 2010 and 2011. Also provide projected financial data on the Service-Specific Revenues and Expenses form for the same two years.

Response: A Service-Specific Revenues and Expenses form showing 2010 and 2011 financial data is attached. As indicated on this form, utilization for 2010 is 37,230, and utilization for 2011 is 37,230 as well.

Please let me know if I can be of further assistance. Thank you for your time.

Very truly yours,  


Margaret C. Scavotto

MCS/dk

Enclosure



Certificate of Need Program

# SERVICE-SPECIFIC REVENUES AND EXPENSES

## Historical Financial Data for Latest Three Years plus Projections Through Three Years Beyond Project Completion

(Use an individual form for each affected service with a sufficient number of copies of this form to cover entire period, and fill in the years in the appropriate blanks.)

	Year		
	2010	2011	
<b>Amount of Utilization:*</b>	37,230	37,230	0
<b>Revenue:</b>			
Average Charge**	\$236	\$239	\$0
Gross Revenue	\$8,786,280	\$8,897,970	\$0
Revenue Deductions	0	0	0
Operating Revenue	8,786,280	8,897,970	0
Other Revenue	314,399	329,975	0
<b>TOTAL REVENUE</b>	<b>\$9,100,679</b>	<b>\$9,227,945</b>	<b>\$0</b>
<b>Expenses:</b>			
Direct Expense			
Salaries	4,657,048	4,856,759	0
Fees	31,756	34,900	0
Supplies	1,555,101	1,593,978	0
Other	1,444,899	1,471,246	0
<b>TOTAL DIRECT</b>	<b>\$7,688,804</b>	<b>\$7,956,883</b>	<b>\$0</b>
Indirect Expense			
Depreciation	31,200	35,500	0
Interest***	34,690	45,000	0
Overhead****	748,515	768,500	0
<b>TOTAL INDIRECT</b>	<b>\$814,405</b>	<b>\$849,000</b>	<b>\$0</b>
<b>TOTAL EXPENSE</b>	<b>\$8,503,209</b>	<b>\$8,805,883</b>	<b>\$0</b>
<b>NET INCOME (LOSS):</b>	<b>\$597,470</b>	<b>\$422,062</b>	<b>\$0</b>

\* Utilization will be measured in "patient days" for licensed beds, "procedures" for equipment, or other appropriate units of measure specific to the service affected.

\*\* Indicate how the average charge/procedure was calculated.

\*\*\* Only on long term debt, not construction.

\*\*\*\* Indicate how overhead was calculated.